



hamilton park

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SURVEY AND PLANNING APPLICATION / BINDER NO. _____

JERSEY CITY REDEVELOPMENT AGENCY

RENEWAL PLANNING PROGRAM / JERSEY CITY DIVISION OF PLANNING

REVISED NOVEMBER, 1967

CITY OF JERSEY CITY

Hudson County, New Jersey

SURVEY AND PLANNING APPLICATION

HAMILTON PARK

JERSEY CITY
REDEVELOPMENT AGENCY

URBAN RENEWAL AREA

SUBMITTED TO:

Prepared under the direction of the
Jersey City Division of Planning with
the assistance of the Jersey City
Redevelopment Agency by
Alvin E. Gershen Associates
Trenton, New Jersey

RENEWAL ASSISTANCE ADMINISTRATION
DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT

Revised January, 1968

INSTRUCTIONS: Submit original in Binder No. 1, and copies in Binders No. 2, 3, and 4.

[X] Survey and planning of an Urban Renewal Project
 [] Under "Disaster Area" provisions of Section 111 of the Housing Act of 1949, as amended
 [] Preparation of General Neighborhood Renewal Plan
 [] Feasibility Survey of an urban area

(For survey and planning of a project, check appropriate eligibility category of project to be planned; for preparation of a General Neighborhood Renewal Plan, check eligibility category indicated at this time for "first project" in proposed General Neighborhood Renewal Area. See Urban Renewal Manual, Chapter 3-2. Leave blank for Feasibility Survey Application or for "Disaster Area" project.)

☒ Original Application
☐ Revision of approved Application – Project, Plan, or Survey No. _____ – for purpose of
 ☐ Change in area ☐ Other (*Describe*)
 ☐ Increase in total estimated cost

611 SUMMIT AVENUE, JERSEY CITY 6, NEW JERSEY

HOUSING AND HOME FINANCE AGENCY URBAN RENEWAL ADMINISTRATION URBAN RENEWAL AREA DATA (In Support of Form H-6100, Survey and Planning Application)	(TO BE FILLED IN BY HHFA)
	PROJECT OR PLAN NUMBER
	LOCALITY
	DATE RECEIVED

INSTRUCTIONS: Place original and 1 copy in Binder No. 1, and one copy each in other Binders.

A. Accompanies Form H-6100 executed on _____ with regard to an application for (Check one)
Date

☒ SURVEY AND PLANNING OF AN URBAN RENEWAL PROJECT ☐ PREPARATION OF GENERAL NEIGHBORHOOD RENEWAL PLAN

B. AREA NAME OR DESIGNATION (From Form H-6100)

HAMILTON PARK URBAN RENEWAL AREA

C. GENERAL LOCATION OF AREA

LOCATED IN EAST CENTRAL PART OF CITY BETWEEN
TURNPIKE AND HUDSON RIVER SOUTH OF THE HOLLAND
TUNNEL

CONGRESSIONAL DISTRICT(S)
IN WHICH AREA IS SITUATED

14th

PROXIMITY OF AREA TO BUSINESS DISTRICT
(Check one)

☐ IN OR ADJACENT TO CENTRAL BUSINESS DISTRICT
☒ IN OR ADJACENT TO OUTLYING BUSINESS DISTRICT
☐ NOT IN OR ADJACENT TO BUSINESS DISTRICT

COUNTY IN WHICH AREA IS
SITUATED

Hudson

D. CHARACTER OF AREA

(Check one below)

☒ BUILT UP
☐ PREDOMINANTLY OPEN
☐ OPEN

(Check one below unless "Area" is
"Open")

☒ PREDOMINANTLY RESIDENTIAL
☐ NOT PREDOMINANTLY RESIDENTIAL

E. PRESENT CHARACTER OF URBAN RENEWAL AREA AND CONDITION OF BUILDINGS

ITEM	ESTIMATED ACREAGE IN AREA BY PRESENT CHARACTER OF LAND			ESTIMATED NUMBER AND CONDITION OF BUILDINGS		
	TOTAL	IMPROVED LAND	UNIMPROVED	NUMBER OF BUILDINGS	WITH DEFICIENCIES	
					NUMBER	PERCENT
TOTAL	110.9	101.6	9.3	1063	605	56.9
1. Streets, alleys, public rights-of-way	*38.7	*38.7	0			
2. Residential (including related public or semipublic purposes)	50.4	41.1	9.3	831	425	51.1
3. Nonresidential (including related public or semipublic purposes)	21.8	21.8	0	232	180	77.6

Sources of estimates:

FIELD INVESTIGATIONS AND SURVEYS OF JERSEY CITY DIVISION OF PLANNING AND
ALVIN E. GERSHEN ASSOCIATES

F. CONTEMPLATED NEW LAND USE (Check one)

☒ PREDOMINANTLY RESIDENTIAL USES

☐ NOT PREDOMINANTLY RESIDENTIAL USES

G. CONTEMPLATED TREATMENT OF AREA

NO. OF ACRES

TOTAL

110.9

1. Clearance and redevelopment

26.3

2. Rehabilitation and conservation

84.6

* Includes 1.2 acres of Railroad Property

H. ESTIMATED NUMBER AND CONDITION OF DWELLING UNITS			I. ESTIMATED NUMBER OF SITE OCCUPANTS			
TOTAL	WITH DEFICIENCIES	STANDARD		TOTAL	WHITE	NONWHITE
3021	1692	1329	1. Families	2,898	2,622	276
			a. To be displaced	831	678	153
			2. Individuals	319	286	33
Source of data: <input checked="" type="checkbox"/> <u>1960</u> HOUSING CENSUS <input type="checkbox"/> OTHER SOURCES (Specify) Year 1960 U. S. Census of Housing Series H C (3) - 249			3. Business concerns	90		
			Source of estimates: 1. Field surveys - exterior 2. 1960 U.S. Census of Housing Series H C (3) - 249			

J. ENVIRONMENTAL DEFICIENCIES	
CONDITION	DESCRIPTION OF EXTENT TO WHICH CONDITION EXISTS (Give source of information. If additional space is required, continue on a plain sheet and attach to this form.)
1. Overcrowding or improper location of structures on the land	See Attached Supplement
2. Excessive dwelling unit density	" " "
3. Conversions to incompatible types of uses, such as roominghouses among family dwellings	" " "
4. Obsolete building types, such as large residences or other buildings which through lack of use or maintenance have a blighting influence	" " "
5. Detrimental land uses or conditions, such as incompatible uses, structures in mixed use, or adverse influences from noise, smoke, or fumes	" " "
6. Unsafe, congested, poorly designed, or otherwise deficient streets	" " "
7. Inadequate public utilities or community facilities contributing to unsatisfactory living conditions or economic decline	" " "
8. Other equally significant environmental deficiencies	" " "

J. Environmental Deficiencies

1. Overcrowding or improper location of structures on the land.

The area is characterized by structures located extremely close, leaving little or no open space for air, light, and ventilation.

2. Excessive dwelling unit density.

The majority of residential structures were originally one or two family dwellings. Current figures of 3021 housing units in 831 residential and nonresidential structures indicate high dwelling unit density.

3. Conversions to incompatible types of uses, such as rooming houses among family dwellings.

Most of the old tenement or row houses have been converted from single family to multiple dwellings over the years. Some ground floors have been converted from residential to commercial uses.

4. Obsolete building types such as large residences or other buildings which through lack of use or maintenance have a blighting influence.

The majority of existing structures were constructed before 1910 and generally are old and obsolete. Most living units are in tenement or row houses. In addition, many structures lack modern heating and other mechanical systems.

5. Detrimental land uses or conditions, such as incompatible uses, structures in mixed use, or adverse influence from noise, smoke or fumes.

The area contains incompatible residential, commercial and industrial uses. Industrial uses are found mostly along the borders of the railroad and the turnpike. Commercial uses are scattered throughout the area. Only 9 of the 40 blocks in the area are free from a mixture of residential and non-residential uses.

6. Unsafe, congested, poorly designed or otherwise deficient streets.

Streets generally are narrow while the absence of off street parking further reduces useable street area. Through traffic is forced to use local streets causing undue noise, smoke and congestion in primarily residential areas.

7. Inadequate public utilities or community facilities contributing to unsatisfactory living conditions or economic decline.

Sewer lines are generally in poor condition and approximately half the existing water lines need reconditioning. Unattractive, old and overcrowded schools are common in the area. Recreation space available is only half the neighborhood standard requirements.

8. Other equally significant environmental deficiencies.

The area is surrounded on three sides by elevated railroad and turnpike transportation facilities that do not relate properly to existing land and structures in the periphery areas.

1. Selection and Delineation of the Urban Renewal Area.

The following factors were considered in Selection and Delineation of the Urban Renewal Area:

A. As Part of a GNRP

The area is the first of five Urban Renewal projects outlined in the Downtown General Neighborhood Renewal Plan.

B. Location

The area is a sub-neighborhood of downtown with Hamilton Park at its center and is potentially one of the finest residential areas of the city. The area is adjacent to the Henderson Street Urban Renewal Project - NJR-13, which is nearing execution. The area is of a manageable size.

C. Boundaries

The area is logically bounded by the New Jersey Turnpike on the west, railroad tracks on the north and south and the Henderson Street Urban Renewal Area on the east. A portion extends south past the railroad but is included for protection to and benefit from the Henderson Street Project. Race, color, or national origin of the residents were not factors in the determination of the project boundary.

2. Eligibility.

The Urban Renewal Area is eligible under local, state and federal requirements.

A. State Requirement

Renewal activity is permitted under Title 40, Chapter 55, Section 21 of the Revised Statutes of New Jersey.

B. Type Project

The area qualifies as a Category I project, being predominantly residential and proposed for residential uses after renewal. Exclusive of streets, alleys or other public rights-of-way, 69.8% of the land is in residential use. Of the total number of buildings in the area, 78.2% are in residential use.

C. Building Deficiencies

Of the 1,063 structures in the area, 605 contain one or more building deficiencies. Numerous buildings have inadequate plumbing, heating or electrical facilities according to the U.S. Census and Jersey City tax assessment records. The following criteria have been used in determining the extent to which building deficiencies exist in the project area.

1) Defects to a point warranting clearance.

2) Deteriorating condition because of a defect not correctable by normal maintenance.

- 3) Extensive minor defects which, taken collectively, are causing the building to have a deteriorating effect on the surrounding area.
- 4) Inadequate original construction or alterations.

The building conditions survey consisted of an exterior examination of the structures within the urban renewal area. The field survey was undertaken by the Jersey City Division of Planning and Alvin E. Gershen Associates. On the basis of this exterior survey, 605 structures (57%) in the area were found to contain one or more deficiencies. It appears that less than half the buildings with deficiencies have defects to a point warranting clearance.

D. Environmental Deficiencies

Numerous environmental deficiencies exist in the area.

- 1) Overcrowding or improper location of structures on the land.

The area is characterized by structures located extremely close leaving little or no open space for air, light, and ventilation.

- 2) Excessive dwelling unit density.

The majority of residential structures were originally one or two family dwellings. Current figures of 3021 housing units in 831 residential and additional nonresidential structures indicate high dwelling unit density.

- 3) Conversions to incompatible types of uses, such as rooming houses among family dwellings.

Most of the old tenement or row houses have been converted from single family to multiple dwellings over the years. Some ground floors have been converted from residential to commercial uses.

- 4) Obsolete building types such as large residences or other buildings which through lack of use or maintenance have a blighting influence.

The majority of existing structures were constructed before 1910 and generally are old and obsolete. Most living units are in tenement or row houses. In addition, many structures lack modern heating and other mechanical systems.

- 5) Detrimental land uses or conditions, such as incompatible uses, structures in mixed use, or adverse influence from noise, smoke or fumes.

The area contains incompatible residential, commercial and industrial uses. Industrial uses are found mostly along the borders of the railroad and the turnpike. Commercial uses

are scattered throughout the area. Only 9 of the 40 blocks in the area are free from a mixture of residential and non-residential uses.

6) Unsafe, congested, poorly designed or otherwise deficient streets.

Streets generally are narrow while the absence of off-street parking further reduces useable street area. Through traffic is forced to use local streets causing undue noise, smoke and congestion in primarily residential areas.

7) Inadequate public utilities or community facilities contributing to unsatisfactory living conditions or economic decline.

Sewer lines are generally in poor condition and approximately half the existing water lines need reconditioning. Unattractive, old and overcrowded schools are common in the area. Recreation space available is only half the neighborhood standard requirements.

8) Other equally significant environmental deficiencies.

The area is surrounded on three sides by elevated railroad and turnpike transportation facilities that do not relate properly to existing land and structures in the periphery areas.

3. Statement Explaining How the Workable Program Furnishes a Basis for the Evaluation of the Need for a Project.

The Workable Program specifically delineates the Hamilton Park Urban Renewal Area for rehabilitation treatment as an Urban Renewal Project in the General Neighborhood Renewal Plan prepared for the Downtown Neighborhood of Jersey City.

4. Criteria for Treatment of Area.

The anticipated treatment for the Hamilton Park Urban Renewal Area is spot clearance and rehabilitation.

A. Eligibility of Spot Clearance

There are 265 buildings in the areas designed for spot clearance. Some additional clearance may be necessary to effectively remove blighting influences in conservation areas.

B. Eligibility of Project as Conservation Area

Initial surveys indicate that the majority of the buildings in the area are structurally sound and ownership and occupancy characteristics would appear to favor rehabilitation. Additional supporting data is indicated in Code No. R-115.

5. Map of Locality.

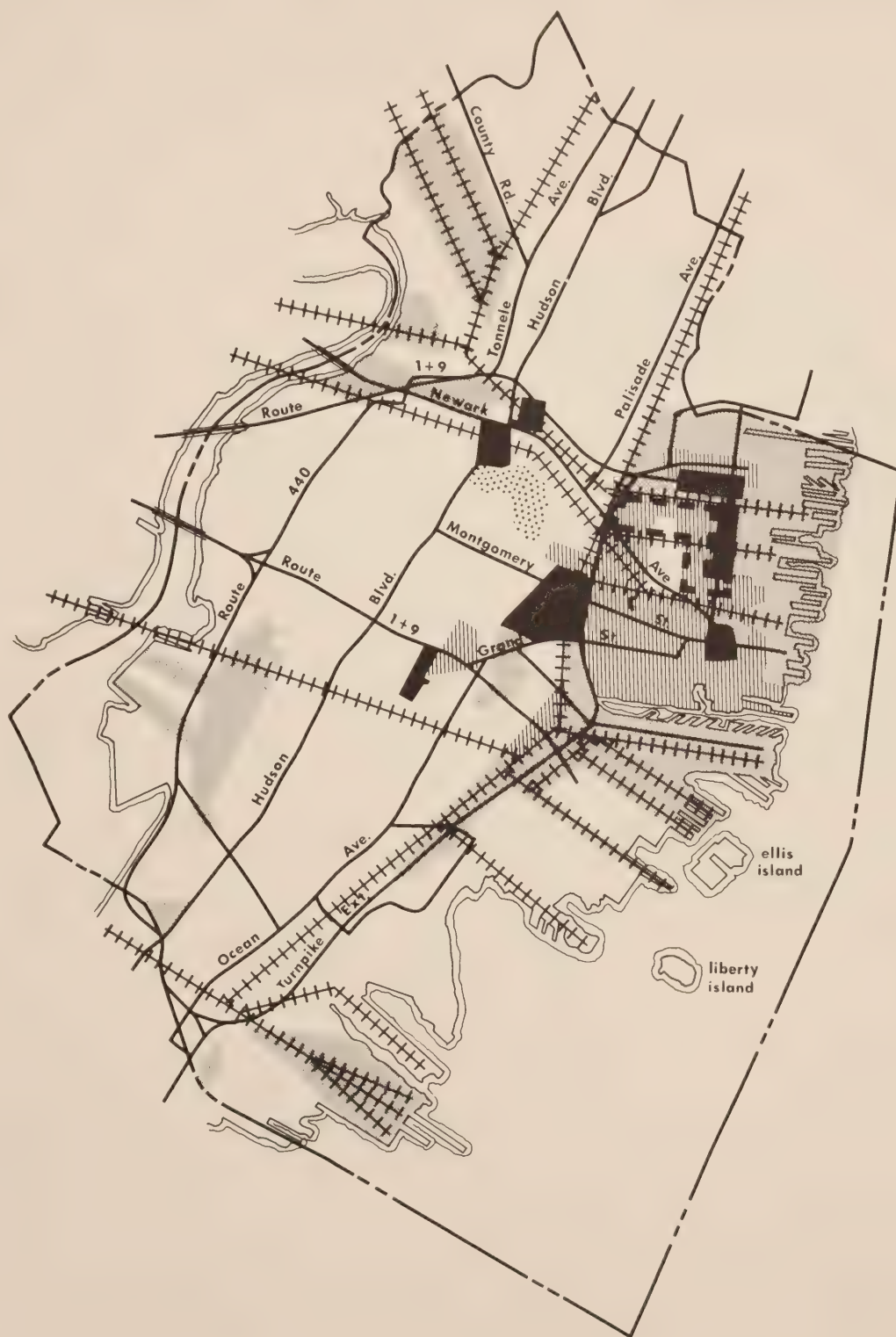
Included under Code No. R-103 is a map of the locality showing:

- A. City Limits.
- B. Boundaries of urban renewal area.
- C. Other Title I Activities.

- D. Central business district.
 - E. Major thoroughfares in the locality, both existing and planned.
 - F. Railroads
 - G. Industrial Districts.
 - H. Other blighted and deteriorating areas.
6. Land Use Map of Project Area and Vicinity.
Included under Code No. R-103 is a Land Use Map of the Project area and vicinity showing:
- A. Boundaries of the urban renewal area.
 - B. Project areas designated for spot clearance and conservation.
 - C. Existing land uses in urban renewal area.
 - D. Generalized existing land uses in surrounding area influencing and influenced by project.
7. Project Area Conditions Map.
Included under Code No. R-103 is a Project Area Conditions Map showing:
- A. Boundaries of the urban renewal area.
 - B. Areas designated for spot clearance and conservation.
 - C. General distribution of blight and deterioration in urban renewal area and the surrounding area influencing it.
8. Susceptibility to Flooding.
The urban renewal area is not subject to flooding.
9. Eligibility of Project Based on Section 112 or Section 113 of Title I.
Not Applicable.
10. Designation of Urban Renewal Area.
The area is designated as Urban Renewal Project Number 1 in the Down-town GNRP.
11. Unusual Topographic and Subsoil Conditions.
The urban renewal area is essentially flat. It is anticipated that some subsoil problems will be encountered. Funds have been provided under the Survey and Planning Budget to conduct necessary engineering studies of subsoil conditions.
12. Minority Group Consideration.
- A. The project is not expected to substantially reduce the supply of housing in the project area available to non-white families.
 - B. There are presently estimated to be 276 non-white families residing in the project area.
13. Statement of Intention to Provide Low or Moderate Income Housing on Project Land to be Disposed of for Residential Development.
Areas designated for spot clearance and other specific parcels requiring acquisition for rehabilitation will be disposed of for moderate cost housing units. Such housing will be developed under moderate income housing programs of the State of New Jersey Housing Finance Agency or 221 d (3), 202 or other H.F.A. programs of the Federal Government.

14. Water Pollution Control.

Existing sewers in the project area are combined sanitary and storm sewers. New, separate storm and sanitary sewers will be provided to reduce the possibility of pollution in the project area. State and local approvals will be obtained from appropriate health agencies regarding project improvements and pollution control.



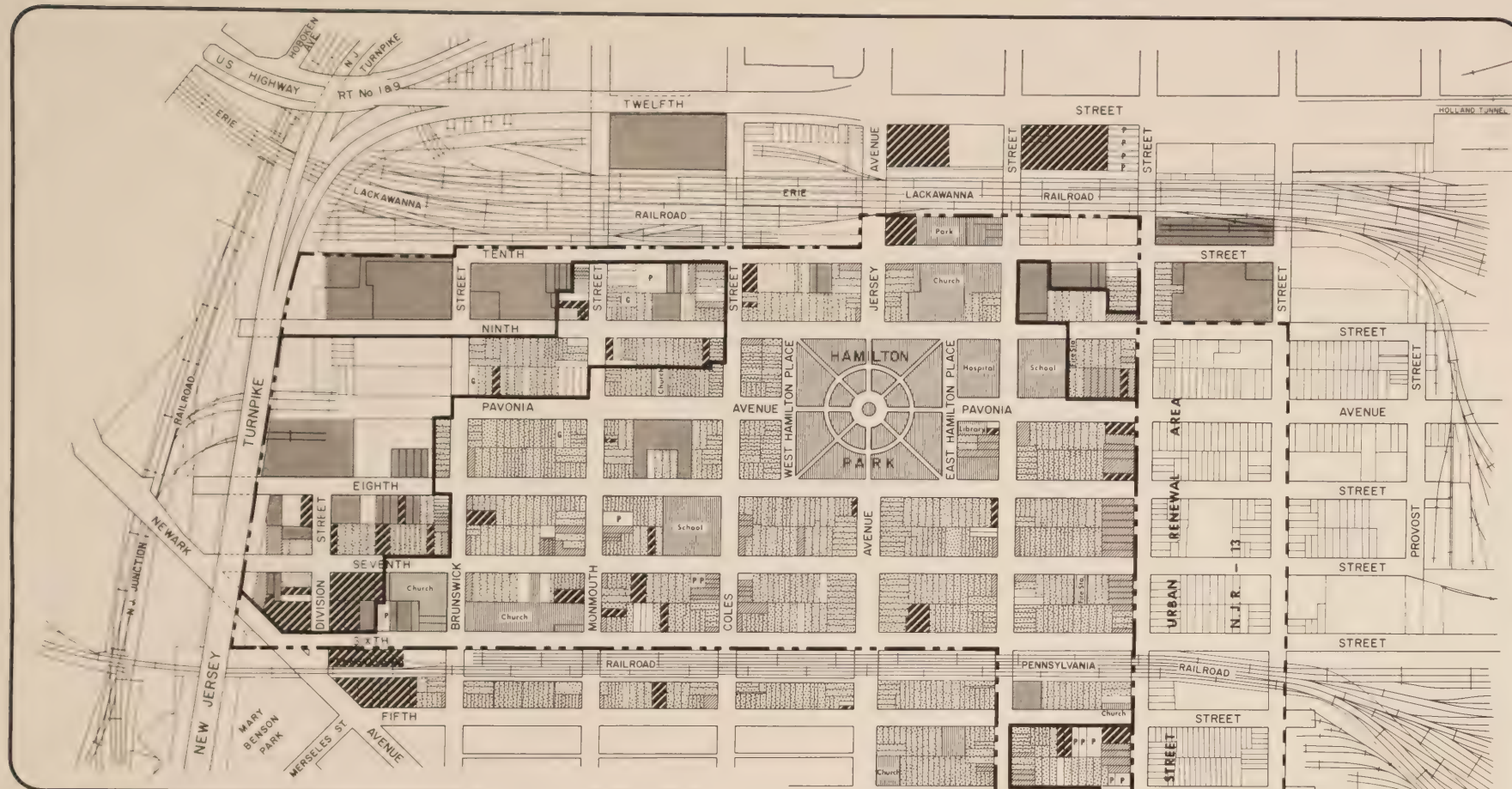
- existing major streets
- +++++ railroad
- - - - - project boundary
- ▤ central business district
- ▥ industrial areas
- ▧ blighted areas
- other title 1 activities



MAP OF LOCALITY
CITY OF JERSEY CITY
Jersey City, Hudson County, New Jersey

date: August, 1966
code no.: R-103

prepared under the direction of the jersey city division of planning
with the assistance of the jersey city redevelopment agency by
alvin e. gershon associates, trenton, new jersey



EXISTING LAND USE MAP
HAMILTON PARK URBAN RENEWAL AREA
JERSEY CITY REDEVELOPMENT AGENCY
 CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY

DATE **August, 1966**
 CODE NO. R-102

PREPARED BY JERSEY CITY REDEVELOPMENT AGENCY
 PLANNING DEPARTMENT
 100 N. 10TH STREET, JERSEY CITY, N.J. 07310



LEGEND

- RESIDENTIAL
- MIXED USE PRED. NON-RES.
- COMMERCIAL
- PUBLIC AND SEMI-PUBLIC
- INDUSTRIAL
- PARKING
- GARAGE
- VACANT
- PROJECT BOUNDARY
- AREAS DESIGNATED FOR SPOT CLEARANCE



R-104 DESCRIPTION OF LOCAL HOUSING SUPPLY

All housing units in Jersey City are available to all people regardless of background. Families displaced by this project shall have the opportunity to occupy housing which is decent, safe and sanitary, within their financial means and in reasonably convenient locations.

1. Estimate of the number of site occupants in the project area and the number of families to be displaced are shown on Form H-6101, "Urban Renewal Area Data," under Code No. R-102
2. Description of the Local Housing Supply
 - a. Overall Number of Standard and Substandard Housing Units.

According to the 1950 Census of Housing, 17,200 units were dilapidated or lacked private toilet or bath or running water. Substandard units eliminated through demolition or other actions during the decade which followed have largely been off-set by the units which have since become substandard. The 1960 Census of Housing reports that 17,620 housing units were deteriorating or dilapidated out of a total of 91,915 units. It is further reported that there were 74,295 standard housing units in the city at this time.
 - b. Number of Private and Public Rental Housing Units.

According to the 1960 Census of Housing, there were 91,915 housing units in Jersey City at the time of the Census. Of these, there were 88,552 occupied housing units. Of this total, 23,806 were owner-occupied and 64,746 were renter-occupied. The Jersey City Housing Authority reported 3,518 public housing units in operation as of June 30, 1963.
 - c. Annual Turnover Rate in Private Rental, Private Sales, and Public Housing Units.

It has been found that there are approximately 65,000 private rental housing units in the city. On the basis of the 1960 Census of Housing, it has been estimated that there is an annual turnover rate in this sector of 11 percent. In private sales housing, there are approximately 21,000 units in Jersey City. The turnover rate, again based on the 1960 Census of Housing, is estimated at 7 percent per year. Finally, there are 3,518 low income housing units in existence. On the basis of information supplied by the Housing Authority, the annual turnover rate for these units is approximately 420 units (12 percent) or 35 per month.
 - d. Vacancy Ratio in Rental and Sales Housing.

The vacancy ratio of both rental and sales housing in Jersey City, as reported by the 1960 Census of Housing, is 3.3 percent. On the basis of the 1950 Census of Housing, the vacancy ratio in these same types of units in 1950 was 1.3 percent.
 - e. Number of Private and Public Residential Units Constructed During Years of 1964 and 1965.

In the years 1964 and 1965 a total of 2,150 private dwelling units was authorized for construction. No public units were authorized for construction.

3. Estimated costs of relocation planning are shown on Form H-630, "Local Public Agency Staffing and Salary Schedule" under Code No. R-132.
4. Estimated Relocation Payments.
There are an estimated 831 households and 90 businesses in the project area which will require relocation. The L.P.A. estimates a permanent relocation cost of \$200 per household and \$3,000 per business. In addition, Relocation Adjustment Payments, Small Business Displacement Payments and settlement and storage cost payments will be made. The total relocation payment for all site occupants is therefore estimated at \$969,500.

R-111 COMMUNITY REQUIREMENTS DATA

. This information was previously submitted with the currently certified Workable Program for Community Improvement. Certification of the current Workable Program extends through February 7, 1968. A new Workable Program was transmitted to HUD by the Division of Planning in January, 1968, and is currently under review.

1. Criteria for Designation of a Residential Conservation Area.

- a. Feasibility of upgrading remaining properties to Property Rehabilitation Standards.

The majority of the residential structures in the area were built before 1900. The workmanship, quality and the iron work, stone work and elaborate doorways cannot be duplicated. Housing problems are largely internal rather than external, that is, many structures designed originally for single family use are occupied by 2 to 4 families. In addition many structures lack modern heating and other mechanical systems. Obsolescence is the major problem but can be overcome since most of the structures are sound and the properties priced so as to reflect the deficiencies. With the addition of sound plumbing and heating, effective code enforcement and remodeling, there is every reason to expect that within a few years Hamilton Park will be a proud address in Jersey City. Approximately 23 percent of the dwelling units were owner-occupied in 1960.

- b. Elimination of blight and deteriorating influences which adversely affect environs of the project.

The object of the Hamilton Park Project is to preserve as many buildings as possible. Tenement buildings constitute the major problem, particularly those with commercial uses on the ground floor. Some of these buildings should remain to continue to provide low cost housing for an interim period in accord with the city's objective to maximize stability in the neighborhood. Most of the Grove Street frontage will require clearance in order to redevelop the area consistently with the adjacent Henderson Street project and to remove many causes of blight. The non-conforming uses will be cleared, but light industry which does not detract from the rest of the neighborhood, is in good condition and can be rehabilitated, will remain, especially in cases where such uses provide a buffer to the surrounding transportation arteries.

- c. Residential qualities, location and physical characteristics present in the area.

Hamilton Park, one of the sub-neighborhoods of Downtown, is clearly delineated by the railroad lines which run down 6th and 10th streets. It is one of the old, attractive residential areas which make up part of the original settlement of Jersey City, and is potentially one of the finest residential areas in the city. Hamilton Park is similar in appearance and character to Brooklyn Heights in New York City and it is similarly situated with respect to Manhattan. It has many of the characteristics of a prestige residential neighborhood. A rehabilitation program will make Hamilton Park much more attractive than new developments which are being built in many older built-up cities. The Park which serves as the focus of the neighborhood contributes

greatly to the housing quality of the area. The many churches and the hospital contribute to the convenience and attractiveness of the neighborhood. The neat rows of brick houses behind tree-lined streets in many instances still retain the charm of a bygone era. In only 10 minutes one can be transported rapidly to Newark or Downtown New York. The entire neighborhood is within a mile of the Pavonia Avenue Station of the Port Authority Trans Hudson (PATH) line.

d. Adaptability of Street and Land Use Pattern.

To adapt the streets to present needs the following major streets will be improved and widened: Henderson Street, Grove Street, Railroad Avenue. The collector streets, Brunswick, First, Sixth and Tenth, will also be widened. Efforts will be made to discourage unrelated traffic from passing through the area.

The Land Use Pattern will be largely residential with the removal of incompatible commercial and industrial uses.

2. Results of Preliminary Surveys and Tentative Property Rehabilitation Standards.

a. Results of an exterior survey indicate that about 75% of the structures in the area are feasible for conservation.

b. Tentative Property Rehabilitation Standards.

- 1) All conservation properties shall meet all local code requirements as they have been revised or updated at the time of initiating conservation.
- 2) Conservation requirements will be developed in consultation with the regional HUD office as well as the FHA.
- 3) All materials and workmanship employed in rehabilitation shall be of standard quality or better. All alteration to repair old work shall be done with matching materials.
- 4) All properties shall meet the Minimum Property Standards established in FHA Bulletin No. 950.
- 5) Site coverage and open land standards shall promote the adequate circulation of light and air.
- 6) Exterior design elements shall be coordinated, assuring consistency in materials and appurtenances, with enhancement of design to be achieved through improvements to doors and windows; roofs; chimneys and vents; gutters and downspouts; canopies, hoods and balconies; lights and general exterior surfaces.
- 7) Interior elements shall be in sound condition and considered serviceable for the life of the building. These include basement walls and floors; walls and ceilings; stairs, railings, landings and hallways; and floors.

- 8) Utilities and mechanical equipment shall be operable and capable of adequately serving the structure. These include the heating and electrical systems, water heating and storage as well as plumbing.

1. Statement Describing Community Organization.

a) Proposed work program for diagnostic survey.

- 1) Planning the survey. In preparation for the survey a committee will be formed to identify the purpose of the survey and, consequently, what information and data should be collected. The committee will include, at a minimum, representatives from the LPA, the City's Welfare agency, the school system, the board of health, the local anti-poverty agency, Cando, and the neighborhood church organizations. The survey itself will be generally oriented around and guided by the following principles.
 - (a) The major activity in the renewal area will be rehabilitation. The surveys must be directed to occupants ability not only to improve their properties but an estimate of the probably level of participation in the conservation effort that can be expected by families and individuals in the area.
 - (b) The maximum participation of all public and private agencies related to renewal, welfare and education programs is an important part of providing complete diagnostic services. Consequently, the data to be collected must also be complete.
- 2) Conducting the Survey. In conducting the survey the following criteria and principles will govern.
 - (a) The various agencies of the City that deal with health, education and welfare will be requested to volunteer personnel to assist in the survey.
 - (b) The LPA will have a full time community specialist to coordinate and run the program.
 - (c) Scheduling will be accomplished to provide meaningful, timely information with minimum discomfort to site occupants.
 - (d) Interviewers will be trained not only in objectives of the diagnostic program and techniques but also in general renewal information so they can respond correctly to general questions about the renewal program.

- (e) An efficient system and follow-up system will be developed for referrals.
 - (f) The survey will cover all site occupants, those being acquired as well as those not being acquired.
 - b) The LPA will establish an early office in the project area to administer the program. Prior to establishment of the site office the committee established for the diagnostic survey in conjunction with the LPA and community specialist will identify the agencies to participate and develop the referral system.
2. Expenditures anticipated for Community Organization are shown in Code No. R-131 on form HUD-627, Survey and Planning Budget, and in Code No. R-134, narrative statement in support of survey and planning budget estimates.

R-121 ESTIMATE OF FEDERAL GRANT REQUIREMENT

1.	Survey and Planning Expenditures	457,672
	Estimate shown in Code No. R-131 to R-134	
2.	Administrative Costs	1,038,390
	LPA staffing, administrative overhead, services and travel is estimated on the basis of 13.1 percent of all other Item I costs.	
3.	Office Furniture and Equipment	-0-
	Included under line 2	
4.	Legal Services	47,200
	Legal services for direct purchase of 302 properties at \$100 each	30,200
	Legal services on condemnation of 34 properties at \$500	17,000
5.	Survey and Planning	30,000
	Architectural and Planning Services on hourly plus expenses basis	30,000
6.	Acquisition Expenses	257,390
	Option Negotiation Fees at \$220 for 302 parcels (average value/parcel 12,000)	66,440
	Title Insurance at \$100 for 336 parcels	33,600
	Settlement Cost at \$25 for 336 parcels	8,400
	Second acquisition appraisals 336 parcels @ 150	50,400
	Title searches 336 parcels @ 200	67,200

	Sundry Acquisition Costs	31,350
	Direct purchase-- 302 parcels at \$25	7,550
	Condemnations-- 34 parcels at \$700	23,800
7.	Property Management	100,800
	336 parcels @ \$100/parcel/mo. for average of 3 months	
8.	Relocation Costs	-0-
	Included under line 2	
9.	Site Clearance	265,000
	Approximately 265 buildings to be demolished at \$1,000 per building	
10.	Site Improvements and Public Faci- lities	3,070,000
	Estimate from GNRP	
11.	Disposal Lease and Retention Costs	20,000
12.	Conservation and Rehabilitation	48,000
	Consultant Services @ \$1000/mo. for 48 months	
13.	Interest	360,000
	\$3,000,000 for 48 months at 3%	
14.	Other Income	-0-
15.	Subtotal-- lines 2 through 14	5,356,780
16.	Contingencies 15% of line 15	803,517
17.	Real Estate Purchases	4,085,852
	Equalized Valuation from Asses- ments	3,714,411
	10% Assemblage Factor	371,441

18.	Project Inspection	84,117
	Estimated at 0.75% of lines 15, 16, 17 and 25	
19.	Total Project Execution Expenditures Sum of lines 15, 16, 17, and 18	10,330,266
20.	Total Project Expenditures	10,787,938
21.	Land Disposition Proceeds Based upon estimated resale value	550,000
22.	Net Project Costs Line 20 minus 21	10,237,938
23.	Local Share One-third of Net Project Cost	3,412,646
24.	Project Capital Grant Two-thirds of Net Project Cost	6,825,292
25.	Relocation Grant	969,500
	831 families at \$200	166,200
	80 individuals at \$150	12,000
	90 businesses at \$3,000	270,000
	Relocation Adjustment Payments	
	831 families at \$300	249,300
	80 individuals at \$200	16,000
	Small Business Displacement Payments-- 90 at \$2,500	225,000
	Settlement and Storage Costs	
	200 families at 100	20,000
	10 individuals at 100	1,000
	50 businesses at 200	10,000
26.	Section 115 Rehabilitation Grant Estimate	
I.	Estimated number of owner occupied 1-4DU. Properties to be rehabilitated- 443	

- II. Estimated Percent of Properties owned
and occupied by families and individuals
with incomes not exceeding \$3,000 - 100
- III. Estimated Percent of Properties owned
and occupied by families and individuals
whose incomes exceed \$3,000 and who
may be eligible for 115 Grants - 33
- IV. Estimated Number of Section 115 Rehabilitation
Grants that will be made - 133 @ \$1,500 199,500

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT URBAN RENEWAL PROGRAM SURVEY AND PLANNING BUDGET		PROJECT LOCALITY Jersey City, New Jersey	
		PROJECT NAME Hamilton Park Urban Renewal Area	
INSTRUCTIONS: Initial Budget: Prepare original and 5 copies for HUD. Submit original and 2 copies in Binder No. 1, copies in Binders No. 2, 3, and 4. Revised Budget: If with amendatory application, follow "Initial Budget" instructions. Otherwise, submit original and 2 copies to HUD.		PROJECT NUMBER (if known)	BUDGET NUMBER

DATES OF BUDGET APPROVALS (Complete for revision only)

Budget No. 1, _____, 19____ Latest Approved Budget (No. _____), _____, 19____

LINE NO.	ACTIVITY CLASSIFICATION	TO BE COMPLETED BY LPA			TO BE FILLED IN BY HUD
		USE ONLY FOR REVISED BUDGET		BUDGET REQUESTED FOR 18 MONTHS (c)	BUDGET APPROVED FOR ____ MONTHS (d)
		LATEST APPROVED BUDGET (a)	ADJUSTMENT (+ or -) (b)		
1	ADMINISTRATION:				
	a. ADMINISTRATIVE OVERHEAD AND SERVICES (R 1410.01, R 1410.09, R 1410.16, R 1410.19, R 1416)	\$	\$	\$ 164,848	\$
	b. TRAVEL (R 1410.05)				
2	OFFICE FURNITURE AND EQUIPMENT (R 1475)				
3	LEGAL SERVICES (R 1410.024, R 1415.01)			3,600	
4	SURVEY AND PLANNING (R 1410.021, R 1430)			90,000	
5	LAND SURVEYS AND APPRAISALS (R 1410.022, R 1410.028, R 1440.02, R 1440.04, R 1440.05, R 1445.01)			58,400	
6	RELOCATION AND COMMUNITY ORGANIZATION (R 1410.023, R 1443.01)			30,000	
7	REHABILITATION AND CONSERVATION (R 1410.029, R 1460)			--	
8	SUBTOTAL			346,848	
9	RESERVE AND CONTINGENCIES			108,592	
10	TOTAL (Line 8 plus 9)	\$	\$	\$ 455,440	\$
11	PROJECT INSPECTION FEE (R 1418)			2,232	
12	TOTAL SURVEY AND PLANNING BUDGET (Line 10 plus 11)	\$	\$	\$ 457,672	\$

Approval of the Survey and Planning Budget in the amounts and for the time period shown in Column (c) is hereby requested.

_____ Date	_____ Signature of Authorized Officer
_____ Jersey City Redevelopment Agency Local Public Agency	_____ Executive Director Title

The Survey and Planning Budget is hereby approved in the amounts and for the time period shown in Column (d). The authorized activities shall be completed by _____, 19____.

_____ Signature	_____ Title
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HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

LOCAL PUBLIC AGENCY STAFFING AND SALARY SCHEDULE

PROJECT NUMBER (if known)

PROJECT LOCALITY

Jersey City, New Jersey

See reverse side for instructions and for Certificate to be completed.

NAME OF LOCAL PUBLIC AGENCY

Jersey City Redevelopment Agency

This Form H-630 supports budget

(H-627)

Form (H-6220) dated _____, 19____. Page _____ of _____ Pages

BUDGET ACTIVITY CLASSI- FICATION	POSITION TITLE	ANNUAL SALARY RATE		PERCENTAGE ALLOCATION OF EMPLOYEES' TIME CHARGEABLE TO:				NUMBER OF MONTHS POSITION WILL BE OCCUPIED	AMOUNT OF SALARY CHARGEABLE TO THIS BUDGET
		PROPOSED	CURRENT (If not equal to amount in Col. 1)	OTHER TITLE I BUDGETS	PHA PROGRAMS	OTHER (excluding this budget)	THIS BUDGET		
		(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1410.01	Executive Director		\$25,000	87.5			12.5	18	\$4,688
	Assistant Director		\$15,000	87.5			12.5	18	\$2,813
	Chief Fiscal Officer		\$12,500	87.5			12.5	18	\$2,344
	Project Manager		\$11,800	75			25	18	\$4,425
	Asst. Project Manager	\$6,000	0				100	18	\$9,000
	Secretary to Exec. Director		\$ 7,600	87.5			12.5	18	\$1,425
	Chief Processing Clerk		\$ 6,600	87.5			12.5	18	\$1,238
	Senior Accountant		\$ 7,000	87.5			12.5	18	\$1,313
	Clerk Stenographer		\$ 5,500	87.5			12.5	18	\$1,031
	Clerk Stenographer		\$ 5,500	87.5			12.5	18	\$1,031
	Clerk Receptionist		\$ 3,900	87.5			12.5	18	\$ 731
	Clerk Typist		\$ 4,000	87.5			12.5	18	\$ 750
	Clerk Typist		\$ 4,000	87.5			12.5	18	\$ 750
	Public Information Officer		\$10,500	87.5			12.5	18	\$1,969
								Total	\$33,508

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

LOCAL PUBLIC AGENCY STAFFING AND SALARY SCHEDULE

PROJECT NUMBER (if known)

PROJECT LOCALITY

See reverse side for instructions and for Certificate to be completed.

NAME OF LOCAL PUBLIC AGENCY

This Form H-630 supports budget

(H-627)

Form (H-6220)

dated _____, 19____.

Page _____ of _____ Pages

BUDGET ACTIVITY CLASSI- FICATION	POSITION TITLE	ANNUAL SALARY RATE		PERCENTAGE ALLOCATION OF EMPLOYEES' TIME CHARGEABLE TO:				NUMBER OF MONTHS POSITION WILL BE OCCUPIED	AMOUNT OF SALARY CHARGEABLE TO THIS BUDGET
		PROPOSED	CURRENT (If not equal to amount in Col. 1)	OTHER TITLE I BUDGETS	PHA PROGRAMS	OTHER (excluding this budget)	THIS BUDGET		
		(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1410.021	Project Coor (Planning)		11,500	75			25	18	\$ 4,312
	Urban Renewal Trainee	7,000		50			50	18	5,250
	Secretary	3,900		87.5			12.5	18	731
								Total	\$10,293
1410.022	Real Estate Officer		15,000	87.5			12.5	18	2,813
								Total	\$ 2,813
1410.023	Senior Relocation Officer		9,000	87.5			12.5	18	1,688
	Community Organization Spec.	8,500		75			25	18	3,188
	Relocation Interviewers (2)		12,400	50			50	18	9,300
	Inspector		7,200	80			20	18	2,160
									\$16,336
1410.024	Legal Secretary		7,000	87.5			12.5	18	1,313
								Total	\$ 1,313
1410.027	Senior Property Management Officer		7,500	87.5			12.5	18	1,406
									\$ 1,406

HOUSING AND HOME FINANCE AGENCY URBAN RENEWAL ADMINISTRATION				PROJECT NUMBER (if known)					
LOCAL PUBLIC AGENCY STAFFING AND SALARY SCHEDULE				PROJECT LOCALITY					
See reverse side for instructions and for Certificate to be completed.				This Form H-630 supports budget Form (H-627) dated _____, 19____. Page _____ of _____ Pages Form (H-6220)					
NAME OF LOCAL PUBLIC AGENCY				This Form H-630 supports budget Form (H-627) dated _____, 19____. Page _____ of _____ Pages Form (H-6220)					

BUDGET ACTIVITY CLASSI- FICATION	POSITION TITLE	ANNUAL SALARY RATE		PERCENTAGE ALLOCATION OF EMPLOYEES' TIME CHARGEABLE TO:				NUMBER OF MONTHS POSITION WILL BE OCCUPIED	AMOUNT OF SALARY CHARGEABLE TO THIS BUDGET
		PROPOSED	CURRENT (If not equal to amount in Col. 1)	OTHER TITLE I BUDGETS	PHA PROGRAMS	OTHER (excluding this budget)	THIS BUDGET		
1410.029	Rehabilitation Loan Officer		10,000	25			75	18	11,250
	Rehabilitation Realty Technician		11,500	25			75	18	12,938
	Rehabilitation Mortgage Technician		11,500	25			75	18	12,938
	Rehabilitation Project Manager		10,000	25			75	18	11,250
	Rehabilitation Clerk Steno		5,000	25			75	18	5,625
	Rehabilitation Clerk Steno		5,000	25			75	18	5,625
								TOTAL	\$59,626
								GRAND TOTAL	\$125,295

CERTIFICATE

The undersigned hereby certifies (1) that the Local Public Agency, by appropriate resolution of its governing body or by other official action, as described in Urban Renewal Manual, Section 30-1-2, has established personnel and staff compensation policies, for all employees, other than those whose salaries or wages are at minimum levels prescribed by the Federal Government pursuant to the labor standards provisions of Urban Renewal Manual, Chapter 30-4, and has determined by such official action that the compensation rates established by such policies are not in excess of rates established by pertinent local public practice; (2) that the positions and rates of compensation indicated on the face of this form are in accordance with such official action; and (3) that such official action, and evidence of the basis for the establishment of such policies, are available for inspection at the office of the Local Public Agency.

Date

Signature of Authorized Officer

Title of Authorized Officer

INSTRUCTIONS FOR PREPARATION: (Submit an original and 3 copies to the HHFA Regional Office in support of Form H-627, and an original and 4 copies in support of Form H-6220.)

Budget Activity Classification and Position Title

List the budget activity classification number and title of each full-time or part-time position to be occupied during the budget period. Identify part-time position by the symbol "PT" before the title. Group positions by activity classification shown on Form H-627 or H-6220. See Form H-627 or H-6220 for accounts included in budget activity classifications.

Annual Salary Rate

Enter proposed and, if appropriate, current annual salary rates of each position. For part-time staff, enter the equivalent annualized salary.

Percentage Allocation of Employee's Time Chargeable

Enter the percentage of the annual salary rate applicable to Columns 3 through 6. For part-time staff, the time not spent working for the LPA shall be included in Column 5. The sum of the percentages shall equal 100 percent for each position.

Amount of Salary Chargeable to This Budget

Enter the amount of each salary in dollars chargeable to this budget. This amount shall be based upon the proposed annual salary rate, the percentage of the employee's total time estimated to be spent on this project, and the number of months the position will be occupied.

HOUSING AND HOME FINANCE AGENCY URBAN RENEWAL ADMINISTRATION					PROJECT NUMBER (if known)
SURVEY AND PLANNING WORK ACTIVITIES TO BE PERFORMED UNDER CONTRACT					PROJECT LOCALITY Jersey City, New Jersey
INSTRUCTIONS: Submit original and 3 copies to HHFA in support of Form H-627.		NAME OF LOCAL PUBLIC AGENCY Jersey City Redevelopment Agency		This Form H-681 supports survey and planning budget Form H-627 dated _____, 19____.	
NUMBER OF BUDGET ACTIVITY CLASSI- FICATION FROM FORM H-627 (1)	WORK ITEMS (Group Code Nos. from Final Project Report Checklist to be performed under each Contract) (2)	ESTIMATED STARTING DATE (Month and Year) (3)	ESTIMATED COMPLETION DATE (Month and Year) (4)	ESTIMATED CONTRACT COST (5)	EXPLANATION OF PROPOSALS OR ESTIMATES (Indicate "P" for Proposals, "E" for Estimates, and source or basis of Column (5) amount) (6)
1415.01	Legal Services			\$ 3,600	"E" L P A Estimate
1430	Planning Consultant			40,000	"P" See proposed contract submitted with this application
	Architectural Consultant			40,000	" " " "
	Engineering Consultant			10,000	" " " "
1440.02	First Acquisition Appraisal			50,400	"E" L P A Estimate
1440.05	Preparation of Property Map and Ownership Data			5,000	"P" See proposed contract submitted with this application
1440.05	Preparation of Disposition Map			3,000	"P" See proposed contract submitted with this application.
1430	Preparation of Part II			3,000	"P" See proposed contract submitted with this application.
1443.01	Diagnostic Survey			30,000	"E" L P A Estimate

R-134 NARRATIVE STATEMENT IN SUPPORT OF SURVEY AND PLANNING BUDGET
(FORM H-627)

1. Administration

a.	Administrative overhead services.	
<u>R-1410.01</u>	Nontechnical Salaries	33,508
<u>R-1410.09</u>	Social Security, Retirement, Health and Hospital, 19.2% of all H627 salaries.	24,057
<u>R-1410.16</u>	Publications Informational Reports published by or for the Agency	2,500
<u>R-1410.19</u>	Sundry Overhead Administrative overhead: Rent, Utilities, Telephone, Telegraph, Postage, Printing and Reproduction, Insurance, and other general administra- tive overhead costs based on 12.5% of Administrative Budget.	7,650
	Early Site office 12 mo. @ 200.	2,400
<u>R-1410.05</u>	Travel Travel by members of Rede- velopment Agency on official business of Title I Activities including travel expenses in connection with meetings and car expenses. Based on 12.5 percent of Administrative Budget.	546
<u>R-1475</u>	Office Furniture and Equip- ment: Units Required = (one half of requirement for early site office) 2 cabinets @ 150-300 2 adding machines @ 100-200 2 tables @ 200-400 4 desks @ 250-1000 8 chairs @ 50-400 2 calculators @ 50-100	2,400
<u>R-1410.024</u>	Legal secretary Per Form H-630	1,313
<u>R-1410.021</u> and	Agency Planning Staff as Per Form H-630	69,919
<u>R-1410.029</u>	General supervision and con- trol of surveys, studies and plans.	

<u>R-1410.023</u>	LPA Relocation Staff per Form H-630	16, 336	
<u>R-1410.022</u>	LPA Real Estate officer- per form H630	2, 813	
<u>R-1410.027</u>	LPA Property Management officer-per form H-630	1, 406	
	TOTAL LINE 1a		164, 848

b. Travel -
Included under line 1a.

2. Office Furniture and Equipment -
Included under line 1a.

3. Legal Services

R-1415.01 General
Services for legal counsel
for general legal advise and
assistance other than condem-
nation litigation, and opinion
of counsel in connection with
financing the projects.
18 months at \$200 per month 3, 600

4. Survey and Planning

R-1430	Planning Consultant	40, 000	
	Conduct surveys and studies of project area, to measure conditions of slum and blight, to identify areas for clearance and areas for rehabilitation, and to develop plans and con- trols for reuses in the project area.		
	Architectural Consultant	40, 000	
	Conduct studies to determine feasibility of rehabilitation, prepare typical rehabilita- tion surveys, and prepare site plan and model of pro- ject.		
	Engineering Consultant	10, 000	
	Conduct studies to estimate costs, line sizes and loca- tion of necessary project improvements.		
	TOTAL LINE 4		90, 000

5. Land Surveys and Appraisals

<u>R-1440.02</u>	Appraisals for Acquisition	50,400	
	336 parcels at \$150 each		
<u>R-1440.05</u>	Sundry Acquisition Costs		
	Preparation of property		
	map	3,500	
	Disposition map	3,000	
	Ownership Data	1,500	
	TOTAL LINE 5		58,400

6. Relocation Planning

<u>R-1443.01</u>	Diagnostic Survey		
	(See form H681)	30,000	
	TOTAL LINE 6		30,000

7. Rehabilitation and Conservation

Estimates included in line 1a and
line 5. See forms H630 and H681.

TOTAL LINE 7 -0-

8. SUBTOTAL 346,848

9. Reserves and Contingencies: 108,592

- a. 25% of line 8 86,712
- b. Administrative and overhead costs to
be incurred over a six month period
between HUD's approval of a project
expenditures budget and approval of
Part II. This cost is determined by
one third of the total costs of overhead
services included in line 1a and line 3. 18,880
- c. Preparation of Part II of the Application
for Loan and Grant 3,000

10. Total (Line 8 Plus 9) 455,440

11. Project Inspection Fee
18 months at \$124 2,232

12. Total Survey and Planning Budget 457,672

R-135 SURVEY AND PLANNING FUNDS OTHER THAN ADVANCE APPLIED FOR
ON FORM H-6100

The Redevelopment Agency does not anticipate having funds available other than the advance applied for on Form H-6100.

R-141 LEGAL INFORMATION REPORT FOR URBAN RENEWAL PROJECT, PART I,
FORM H-6103A

The Legal Information Report for Urban Renewal Project, Part I, Form H-6103A
is included with this application.

LEGAL INFORMATION REPORT FOR URBAN RENEWAL PROJECT
PART I - SLUM CLEARANCE AND REDEVELOPMENT ACTIVITIES

A. Name, Organization, and Territorial Jurisdiction of Local Public Agency.

1. (a) The legal corporate name of the Local Public Agency identified in the Application dated November, 1967, is:

Jersey City Redevelopment Agency

- (b) The citations of law respecting such name are as follows:

Redevelopment Agencies Law

N.J. Statutes Annotated 40:55C-1 et seq. Laws of 1949
Chapter 306

2. The Local Public Agency was organized on the 16th day of August, 1949, under the following laws:

Jersey City Ordinance 1252 adopted 8/16/49.

Constitutional, statutory, and charter provisions:

NJSA 40:55-C

3. (a) Does the Local Public Agency have a special charter? ☒ Yes ☐ No

- (b) If the Local Public Agency has a charter, submit with the Application a complete copy of the charter, with all amendments to the date of such Application, duly certified by the officer having custody of the official records of the Local Public Agency, specifying herein the date of the latest amendment of the charter.

See #2, 19 .

4. (a) Has the Local Public Agency adopted by-laws, rules, or regulations for the conduct of its affairs? ☒ Yes ☐ No

- (b) If the answer to the foregoing question is "Yes", submit with the Application a copy of such by-laws, rules, or regulations, with all amendments to the date of the Application, duly certified by the officer having custody of the official records of the Local Public Agency, specifying herein the date of the latest amendment of such by-laws, rules, or regulations: (Omit this item if the requested data are included within the organization transcript heretofore submitted or which is submitted herewith in accordance with the requirements of Section G, Paragraph 3, below.)

February 21, 1967. (attached hereto.)

5. (a) Is the proposed urban renewal area described in the Application located wholly within the authorized territorial jurisdiction of the Local Public Agency? ☒ Yes ☐ No

- (b) If the answer is "No", include explanation.

B. General Power.

1. Is the Local Public Agency empowered to plan, to undertake and carry out, and to finance an urban renewal project involving slum clearance and redevelopment for which financial aid under Title I of the above cited Federal law may be provided? ☒ Yes ☐ No
2. If the answer to the foregoing question is "Yes", cite in general the enabling legislation, constitutional provisions, court opinions, and other laws upon which you base your conclusion.

Citations:

Applicable portions of NJSA 40:55C-1 et seq.

C. Specific Powers.

1. Is a public hearing required by State or local law in connection with any phase of the proposed urban renewal project? ☒ Yes ☐ No

(a) Citations:

NJSA 40:55C-4

(b) Remarks:

2. Has a public hearing been held in connection with any phase of the proposed urban renewal project: No-not at present date.

(a) As and if required by State or local law?

☐ Yes ☐ No

(b) As contemplated by Section 105(d) of Title I of the above cited Federal law?

☐ Yes ☐ No

3. Does the law require that any determination, finding, review, approval, or other action be made or had at the local level, or by some other public body or official, before the Local Public Agency may undertake or carry out any necessary action pertaining to or any phase of the proposed urban renewal project? ☒ Yes ☐ No

(a) Citations:

NJSA 40:55C-17 and 18

(b) Remarks:

Jersey City Planning Board)
City of Jersey City) Local

C. Specific Powers (Continued)

4. What phases of the proposed urban renewal project or what functions of the Local Public Agency, generally or in respect to the project, will be or are required by law to be performed by the State, the Municipality, or by any other public body or public official (other than the Local Public Agency)?

(a) Explain fully:

None.

(b) Citations:

NJSA 40:55C-17 and 18

5. (a) Is there any litigation pending, or threatened, or deemed necessary, affecting any necessary action pertaining to or any power or authority of the Local Public Agency to undertake and carry out or to finance the proposed urban renewal project or any phase thereof? ☐ Yes ☒ No

(b) If the answer to the foregoing question is "Yes", give a statement of details respecting the nature of such litigation; and attach a copy of the pleadings, if any.

Statement of details and copy of pleadings attached: ☐ Yes

6. (a) Does the Local Public Agency, the Municipality, or other public body have the authority to prepare a general or master plan for the development of the locality as a whole in which the urban renewal area is located? ☒ Yes ☐ No

Citations:

NJSA 40:55 C-1 to 40:55C-21

Ordinance adopted by Board of Commissioners of City of Jersey City on December 4, 1945.

(b) If the answer to the foregoing question is "Yes", identify the local public body.

Planning Board of the City of Jersey City.

- (c) Does the Municipality have the authority to prepare and present to the Housing and Home Finance Agency a "Workable Program" as described in Section 101(c) of Title I of the above cited Federal law? ☒ Yes ☐ No

Citations:

See 6(a) above.

7. (a) Is there adequate legal authority for the preparation and approval of an official urban renewal plan which can meet the requirements of Section 110(b) of Title I of the above cited Federal law? ☒ Yes ☐ No

Citations:

NJSA 40:55 C-1, et seq.

C. Specific Powers (Continued)

7. (b) Is there adequate legal authority for the preparation and approval of an official redevelopment plan for each portion of the urban renewal area proposed to be acquired and redeveloped, in accordance with the requirements of Title I of the above cited Federal law? ☒ Yes ☐ No

Citations:

NJSA 40:55 C-15 (h) (k)

8. Is adequate authority vested under State and local laws to permit the fulfillment of the requirements which are imposed by or must be imposed pursuant to Title I of the above cited Federal law upon Local Public Agencies receiving financial assistance thereunder, with respect to:

- (a) The relocation of families displaced from the urban renewal area (Section 105(c) of said Title I)?

☒ Yes ☐ No

Citations:

NJSA 40:55 C-15 (a) and (c)

NJSA 40:55 C-16

- (b) Salary, wage, and labor standards (Section 109 of said Title I)?

☒ Yes ☐ No

Citations:

Redevelopment Agencies Law

9. Is adequate authority vested under State and local laws to permit the provision of cash or non-cash local grants-in-aid as defined in said Title I? ☒ Yes ☐ No

- (a) Indicate the contemplated sources of the local grants-in-aid for the proposed project, i.e., the municipality, Local Public Agency, some other agency, etc.

City of Jersey City

- (b) Citations to authority of each contemplated source of local grants-in-aid:

Sections 26 and 27 of Redevelopment Agencies Law (above)

- (c) Remarks:

C. Specific Powers (Continued)

10. Does any provision of State or local law restrict the right of the Local Public Agency to dispose of land acquired for redevelopment purposes or prescribe the methods or impose conditions upon land disposal? ☒ Yes ☐ No

(a) Citations:

NJSA 40:55C-20

(b) Remarks:

See attached

D. Urban Renewal Area -- Legal Eligibility and Qualification.

1. Basing your judgment upon data and information in and submitted in support of the Application, is the proposed urban renewal area legally eligible and legally qualified under State and local law as the area of and for an urban renewal project:

(a) With respect to the size of the urban renewal area? ☒ Yes ☐ No

Citations:

NJSA 40:55C-3

(b) With respect to the conditions of slum, blight, or deterioration existing in the urban renewal area? ☒ Yes ☐ No

Citations:

NJSA 40:55C-3

(c) With respect to other specific qualification requirements pertinent to the urban renewal area, specifying them, imposed by law? ☒ Yes ☐ No

(1) Identification of other specific qualification requirements:

A blighted area.

(2) Citations:

NJSA 40:55C-3

D. Urban Renewal Area -- Legal Eligibility and Qualification (Continued)

2. Basing your judgment upon data and information in and submitted in support of the Application, with respect to each such portion of the urban renewal area as is proposed in said Application as the area of slum clearance and redevelopment activities, is each such portion (herein called a "redevelopment area") legally eligible and legally qualified under State and local laws from the standpoint of:

(a) The size of each such redevelopment area?

☒ Yes ☐ No

Citations:

NJSA 40:55 C-3

(b) The conditions of slum or deterioration existing in each such redevelopment area?

☒ Yes ☐ No

Citations:

NJSA 40:55 C-3

(c) The extent of each redevelopment area which is open, built up, improved, or unimproved?

☒ Yes ☐ No

Citations:

NJSA 40:55 C-3

(d) Other specific qualification requirements pertinent to any such redevelopment areas, specifying them, imposed by law?

(1) Identification of other specific qualification requirements:

None

(2) Citations:

E. Property Acquisition and Disposition.

1. Does the law prohibit the Local Public Agency from exercising the right of eminent domain in respect to any particular type of property in any portion of the urban renewal area, which property the Local Public Agency proposes to acquire as a part of the urban renewal project, or does the law impose any unusual restrictions in respect of such acquisition as, for example, obtaining the consent of a State public utilities commission to the acquisition of any property owned by a public utility company? ☐ Yes ☒ No

(a) Citations: But see N.J.S. 40:55C-22 and 40:55C-24

- (b) Remarks: (If the answer to the foregoing question is "Yes", describe in detail any such restrictions)

See attached.

2. Does State or local law require the payment of ad valorem taxes or payments in lieu of such taxes on the property which the Local Public Agency acquires as project land? ☐ Yes ☒ No

Citations:

But see Sec. 25 of the Redevelopment Agencies Law.

3. Does the Local Public Agency have the power to obligate the purchasers or lessees of land in the project area (see Sec. 105(b) of Title I of the above cited Federal law):

(a) To devote the land to the uses prescribed by and in conformity with the pertinent urban renewal plan? ☒ Yes ☐ No

(b) To begin the building of the improvements on such land within a reasonable time? ☒ Yes ☐ No

(c) Citations:

NJSA 40:55 C-20

4. Cite any provision in State or local law which prescribes a time limit within which project land must be disposed of by the Local Public Agency.

No such provision in law. However, reasonable time limits are contained in contracts entered into with sponsors or redevelopers with approval of RAA.

F. Financing Powers.

1. Is the Local Public Agency authorized by State and local law to obtain financial assistance under Title I of the above cited Federal law? ☒ Yes ☐ No

(a) Citations:

NJSA 40:55 C-26

(b) Remarks:

2. If the answer to the foregoing question is "Yes", is the Local Public Agency authorized to obtain a Title I "advance" for surveys and plans for an urban renewal project and to agree to repay such advance, with interest, out of any moneys which become available to the Local Public Agency for the undertaking of the urban renewal project involved? ☒ Yes ☐ No

Citations:

NJSA 40:55 C-26

3. Does the Local Public Agency have the power to borrow money (other than advances as aforesaid) to carry out the urban renewal project:

(a) From the Federal Government under Title I of the above cited Federal law?

☒ Yes ☐ No

(b) From other sources?

☒ Yes ☐ No

(c) Citations:

NJSA 40:55 C12 and 14

4. Is the Local Public Agency authorized to provide reasonable security for the payment of the principal of and interest on its obligations evidencing any Title I loan which may be made to it with respect to the proposed urban renewal project? ☐ Yes ☒ No

(a) Citations:

(b) Remarks: (If the answer to the foregoing question is "Yes", describe the nature of the security)

F. Financing Powers (Continued)

5. Is the Local Public Agency authorized to pledge its loan rights under a Title I loan contract as security for the payment of the principal of and interest on obligations which it may sell to others than the Federal Government to finance the proposed urban renewal project? ☐ Yes ☒ No

(a) Citations:

(b) Remarks:

6. Does the Local Public Agency have the power to borrow money for the purpose of refunding any obligations it may issue to the Federal Government or to others in connection with the financing or refinancing of the proposed urban renewal project? ☒ Yes ☐ No

(a) Citations:

See Sec. 12 and its various subdivisions.

(b) Remarks:

7. Are there any constitutional, statutory, or charter limitations on the "debt" incurring powers of the Local Public Agency? ☐ Yes ☒ No

(a) Citations:

(b) Remarks, citing relevant judicial decisions:

8. Are there any constitutional, statutory, or charter limitations on the taxing powers of the Local Public Agency? ☐ Yes ☒ No

(a) Citations:

No such provision in law.

F. Financing Powers (Continued)

8. (b) Remarks, citing relevant judicial decisions:

G. Organization Transcript.

NOTE: The following is not applicable and should be disregarded if the Local Public Agency is a county, city, town, village, or other traditional type of local government or municipality.

1. Has the Local Public Agency heretofore submitted copies of its transcript of organization to the Urban Renewal Administration or its predecessor; the Division of Slum Clearance and Urban Redevelopment, or to a Regional Office of the Housing and Home Finance Agency, in connection with any project under the Title I program? ☒ Yes ☐ No
2. If the answer to the above question is "Yes", the remainder of this Section G is not applicable to the Local Public Agency and should be disregarded.
3. If the Local Public Agency is (a) a public housing authority or public housing agency, or (b) a redevelopment agency, a redevelopment commission, or other special type of redevelopment entity (and if the answer under Paragraph 1 above is "No"), submit herewith two copies of a transcript of the organization of the Local Public Agency.

Each copy of the transcript of organization should include one certified copy of each document necessary to evidence, under applicable State and local law, the proper establishment and organization of the Local Public Agency, the appointment and qualification of the members of the original governing body, the holding of the original organization meeting, the election or appointment of the original officers, and the adoption of by-laws or other procedural regulations. Illustrative of the type of documents required to be submitted are the following which under certain State and local laws are necessary for the preparation of the two transcripts of organization:

- (a) Two certified copies of extracts from the minutes of the meeting or meetings of the governing body of the Municipality or appropriate political subdivision at which the resolutions or ordinances authorizing the creation, designation, and organization of the Local Public Agency were considered and adopted, including, if appropriate, copies of notices of such meetings and waivers of and consents to such meetings;
- (b) Two certified copies of the certificate of necessity or certificate of incorporation or similar document issued by the State Housing Board or Commission, the State Corporation Commission, or other public body or official as may be required by applicable law;
- (c) Two certified copies of each certificate of appointment, by the mayor or other appropriate appointing officer of the Municipality, of each of the original members of the governing body of the Local Public Agency, with an appropriate certification that the said certificates of appointment are on file and of record in the office of the certifying officer;
- (d) Two certified copies of extracts from the minutes of the meeting or meetings of the governing body of the Municipality or other appropriate political subdivision at which the appointment of each of the original members of the governing body of the Local Public Agency was confirmed or approved, where such confirmation or approval is required by applicable law;

G. Organization Transcript (Continued)

- (e) Two certified copies of the certificate of approval of the appointments of each of the original members of the governing body of the Local Public Agency issued by the State Housing Board, Commission, or similar public body, if required by applicable law;
- (f) Two certified copies of the oath of office or acceptance of appointment, if required by law, of each original appointee to the governing body of the Local Public Agency;
- (g) Two certified copies of extracts from the minutes of the organization meeting or meetings of the Local Public Agency at which the original by-laws and official seal were adopted, officers were elected, and other proceedings relating to the organization of the Local Public Agency were taken, including copies of notices of such meetings and of the waivers of and consent to such meetings;
- (h) Two certified copies of the by-laws of the Local Public Agency as originally adopted, if not included within the above-mentioned minutes of the organization meeting; and
- (i) Two certified copies of each amendment or change in the by-laws of the Local Public Agency to the date of the submission of the organization transcript, including certified extracts from the minutes of the proceedings of the governing body of the Local Public Agency and other documents, if any, necessary to evidence the proper adoption of any such amendments or changes.

40:55C-20. Provisions required in leases, deeds and other instruments

All agreements, leases, deeds and other instruments from or between the agency and to or with a redeveloper shall contain without being limited to the following provisions: (a) a covenant running with the land to the effect that the land, and any buildings or improvements thereon, shall only be used for the purposes designated in the redevelopment plan; (b) a provision that the redeveloper shall be without power to sell, lease or otherwise transfer the redevelopment area or project or any part thereof without the prior written consent of the agency; (c) any lease to a redeveloper may provide that all improvements shall become the property of the agency. The execution of such a lease shall not impose upon the agency any liability for the financing, construction, management or operation of any development project, or any part thereof; (d) such other covenants, provisions and continuing controls as may be deemed necessary to effectuate the purposes of this act. L. 1949, c. 306, p. 989, par. 20.

40:55C-22. Public utilities' property not to be taken by condemnation

The power conferred upon an agency by this act to acquire any land or buildings by condemnation shall not be exercised to acquire any property or interest in property owned or used by any public utility (as defined in section 48:2-13 of the Revised Statutes) in furnishing any commodity or service which by law it is authorized to furnish. L. 1949, c. 306, p. 989, par. 22.

40:55C-24. Payment of cost of removing, reconstructing or relocating property of public utilities

Every agreement entered into between an agency and any redeveloper for the undertaking of any project or redevelopment work, or part thereof, shall include, and by this provision shall be deemed to include, even though omitted, a covenant or agreement by the redeveloper that if as a part of the project or work, or in connection therewith, any property owned or used by a public utility (as defined in section 48:2-13 of the Revised Statutes) in furnishing any commodity or service which it is authorized by law to furnish, shall be removed, reconstructed, altered or relocated, the cost and expense of the removal, reconstruction, alteration or relocation of such property, including the cost of installing or replacing such property in a new location or new locations, and the cost of any lands or any rights, or interests in lands, and any other rights acquired to accomplish such

OPINION OF COUNSEL

I, the undersigned, DO HEREBY CERTIFY that I am the duly appointed and acting attorney at law for the Local Public Agency named in the Application to which this opinion appertains; that I have been authorized to submit the foregoing Legal Information in behalf of said Local Public Agency; and that such Legal Information is true and correct to the best of my knowledge and information.

I have reviewed such Application, dated November 1967, and approved by the Local Public Agency on September 19, 1967, including particularly the data and information relating to (a) the size and character of the proposed urban renewal area, (b) the proposed project for which surveys and plans are to be prepared, (c) the activities to be undertaken by the Local Public Agency in surveying and planning the proposed project, and (d) the proposed method of financing the project.

I am of the opinion that the Local Public Agency has been legally created and is a duly organized and acting public body having the legal power to undertake, finance, and carry out the surveying and planning work described in such Application for which it seeks an Advance of funds (~~CANCELED~~ ~~EXCLUDED~~) under Title I of the Housing Act of 1949, as amended.

I am of the further opinion, on the basis of the data and information submitted in support of the Application:

(a) that the proposed urban renewal area is a slum, blighted, deteriorated, or deteriorating area within the meaning of such Federal law and that it meets the requirements of State law, particularly Section 17 of N.J. Redevelopment Agencies Law, for undertaking the proposed urban renewal project; and

(b) that such portion of the urban renewal area which is proposed for slum clearance and redevelopment is

☒ clearly predominantly residential in character.

☐ not clearly predominantly residential in character.

☐ not predominantly residential in character but containing a substantial number of slum or blighted dwellings.

Dated this 24th day of June, 19 68.

HAROLD KRIEGER, ESQ.

(Type or Print Name)

Harold Krieger
(Signature)

921 Bergen Avenue, Jersey City, N.J.
(Address)

R-142 LEGAL INFORMATION REPORT FOR URBAN RENEWAL PROJECT, PART II,
FORM H-6103B

The Legal Information Report for Urban Renewal Project, Part II, Form H-6103B
is included with this application.

LEGAL INFORMATION REPORT FOR URBAN RENEWAL PROJECT
PART II - REHABILITATION OR CONSERVATION ACTIVITIES

A. Name, Organization, and Territorial Jurisdiction of Local Public Agency.

1. (a) The legal corporate name of the Local Public Agency identified in the Application dated November, 19 67, is:

See Part I - Legal Information Report

(b) The citations of law respecting such name are as follows:

2. The Local Public Agency was organized on the _____ day of _____, 19____, under the following laws:

Constitutional, statutory, and charter provisions:

3. (a) Does the Local Public Agency have a special charter? ☐ Yes ☐ No

(b) If the Local Public Agency has a charter, submit with the Application a complete copy of the charter, with all amendments to the date of such Application, duly certified by the officer having custody of the official records of the Local Public Agency, specifying herein the date of the latest amendment of the charter:

_____, 19____.

4. (a) Has the Local Public Agency adopted by-laws, rules, or regulations for the conduct of its affairs? ☐ Yes ☐ No

(b) If the answer to the foregoing question is "Yes", submit with the Application a copy of such by-laws, rules, or regulations, with all amendments to the date of the Application, duly certified by the officer having custody of the official records of the Local Public Agency, specifying herein the date of the latest amendment of such by-laws, rules, or regulations: (Omit this item if the requested data are included within the organization transcript heretofore submitted or which is submitted herewith in accordance with the requirements of Section G, Paragraph 3, below.)

_____, 19____.

5. (a) Is the proposed urban renewal area described in the Application located wholly within the authorized territorial jurisdiction of the Local Public Agency? ☐ Yes ☐ No

(b) If the answer is "No", include explanation.

B. General Power.

1. Is the Local Public Agency empowered to plan, to undertake and carry out, and to finance an urban renewal project involving rehabilitation or conservation for which financial aid under Title I of the above cited Federal law may be provided? ☒ Yes ☐ No
2. If the answer to the foregoing question is "Yes", cite in general the enabling legislation, constitutional provisions, court opinions, and other laws upon which you base your conclusion.

Citations:

NJSA 40:55C-30 et seq. and applicable portions
of NJSA 40:55C-1 et seq.

C. Specific Powers.

1. Is a public hearing required by State or local law in connection with any phase of the proposed urban renewal project? ☒ Yes ☐ No

(a) Citations:

NJSA 40:55C-4

(b) Remarks:

2. Has a public hearing been held in connection with any phase of the proposed urban renewal project? No hearing as yet.

(a) As; and if required by State or local law?

☐ Yes ☐ No

(b) As contemplated by Section 105(d) of Title I of the above cited Federal law?

☐ Yes ☐ No

3. Does the law require that any determination, finding, review, approval, or other action be made or had at the local level, or by some other public body or official, before the Local Public Agency may undertake or carry out any necessary action pertaining to or any phase of the proposed urban renewal project?

☒ Yes ☐ No

(a) Citations:

NJSA 40:55C-17 and 18

(b) Remarks:

Jersey City Planning Board)
City of Jersey City) Local

C. Specific Powers (Continued)

4. What phases of the proposed urban renewal project or what functions of the Local Public Agency, generally or in respect to the project, will be or are required by law to be performed by the State, the Municipality, or by any other public body or public official (other than the Local Public Agency)?

(a) Explain fully:

None.

(b) Citations:

NJSA 40:55C-17 and 18.

5. (a) Is there any litigation pending, or threatened, or deemed necessary, affecting any necessary action pertaining to or any power or authority of the Local Public Agency to undertake and carry out or to finance the proposed urban renewal project or any phase thereof? ☐ Yes ☒ No

(b) If the answer to the foregoing question is "Yes", give a statement of details respecting the nature of such litigation; and attach a copy of the pleadings, if any.

Statement of details and copy of pleading attached: ☐ Yes

6. (a) Does the Local Public Agency, the Municipality, or other public body have the authority to prepare a general or master plan for the development of the locality as a whole in which the urban renewal area is located? ☒ Yes ☐ No

Citations:

NJSA 40:55C1 to 40:55C-21

Ordinance adopted by Board of Commissioners of City of Jersey City on December 4, 1945.

- (b) If the answer to the foregoing question is "Yes", identify the local public body.

Planning Board of the City of Jersey City

- (c) Does the Municipality have the authority to prepare and present to the Housing and Home Finance Agency a "Workable Program" as described in Section 101(c) of Title I of the above cited Federal law? ☒ Yes ☐ No

Citations:

See 6(a) above.

7. Is there adequate legal authority for the preparation and approval of an official urban renewal plan for an urban renewal project which can meet the requirements of Section 110(b) of Title I of the above cited Federal law? ☒ Yes ☐ No

Citations:

NJSA 40:55C-1, et seq.

C. Specific Powers (Continued)

8. Is adequate authority vested under State and local laws to permit the fulfillment of the requirements which are imposed by or must be imposed pursuant to Title I of the above cited Federal law upon Local Public Agencies receiving financial assistance thereunder, with respect to:

- (a) The relocation of families displaced from the urban renewal area (Section 105(c) of Title I)?

☒ Yes ☐ No

Citations:

NJSA 40:55C-15 (a) and (c)
NJSA 40:55 C-16

- (b) Salary, wage, and labor standards (Section 109 of said Title I)?

☒ Yes ☐ No

Citations:

Redevelopment Agencies Law

9. Is adequate authority vested under State and local laws to permit the provision of cash or non-cash local grants-in-aid as defined in said Title I?

☒ Yes ☐ No

- (a) Indicate the contemplated sources of the local grants-in-aid for the proposed project, i.e., the municipality, Local Public Agency some other agency, etc.

City of Jersey City

- (b) Citations to authority of each contemplated source of local grants-in-aid:

Sections 26 and 27 of Redevelopment Agencies Law (above)

(c) Remarks:

10. Does any provision of State or local law restrict the right of the Local Public Agency to dispose of land acquired for redevelopment purposes or prescribe the methods or impose conditions upon land disposal?

☒ Yes ☐ No

(a) Citations:

NJSA 40:55C-20

C. Specific Powers (Continued)

10. (b) Remarks:

D. Urban Renewal Area -- Legal Eligibility and Qualification.

Basing your judgment upon data and information in and submitted in support of the Application, is the proposed urban renewal area legally eligible and legally qualified under State and local law as the area of and for an urban renewal project:

(a) With respect to the size of the urban renewal area? ☒ Yes ☐ No

Citations:

NJSA 40:55C-3

(b) With respect to the conditions of slum, blight, or deterioration existing in the urban renewal area? ☒ Yes ☐ No

Citations:

NJSA 40:55C-3

(c) With respect to other specific qualification requirements pertinent to the urban renewal area, specifying them, imposed by law? ☒ Yes ☐ No

(1) Identification of other specific qualification requirements:

A blighted area.

(2) Citations:

NJSA 40:55C-3

E. Rehabilitation or Conservation Powers.

1. List, by citation, the constitutional, statutory, and charter provisions, with judicial decisions thereon, and the local codes or ordinances which will be utilized by the Local Public Agency in carrying out a program of rehabilitation in the proposed urban renewal area.

NJSA 40:55C-31 et seq.

2. List, by citation, code provisions or administrative determinations which establish standards to be utilized in carrying out a program of rehabilitation.

NJSA 40:55C-31 et seq.

3. Does the law permit the acquisition of real property by the Local Public Agency, in the proposed urban renewal area, by eminent domain or otherwise, where necessary to:

- | | | |
|---|---|-----------------------------|
| (a) Eliminate unhealthful, insanitary, or unsafe conditions? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| (b) Lessen density? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| (c) Eliminate obsolete or other uses detrimental to the public welfare? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| (d) Otherwise remove or prevent the spread of blight or deterioration? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| (e) Provide land for needed public facilities? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |

- (f) Citations:

NJSA 40:55C-31, et seq.

- (g) Explain fully what powers and findings are relied upon by the Local Public Agency to undertake the acquisition of land and improvements by eminent domain or otherwise:

NJSA 40:55C-31 et seq.

4. Does State or local law require the payment of ad valorem taxes or payments in lieu of such taxes on the property which the Local Public Agency acquires as project land?

☒ Yes ☐ No

Citations:

NJSA 40:55C-31 et seq.

E. Rehabilitation or Conservation Powers (Continued)

5. Does the Local Public Agency have the power to obligate the purchasers or lessees of land in the proposed urban renewal area (see Sec. 105(b) of Title I of the above cited Federal law):

(a) To devote the land to the uses prescribed by and in conformity with the pertinent urban renewal plan? ☒ Yes ☐ No

(b) To begin the building of the improvements on such land within a reasonable time? ☒ Yes ☐ No

(c) Citations:

NJSA 40:55C-20 and
NJSA 40:55C-30 et seq.

6. Cite any provision in State or local law which prescribes a time limit within which project land must be disposed of by the Local Public Agency.

No such provision in law. However, reasonable time limits are contained in contracts entered into with sponsors or redevelopers with approval of RAA.

F. Financing Powers.

1. Is the Local Public Agency authorized by State and local law to obtain financial assistance under Title I of the above cited Federal law? ☐ Yes ☐ No

(a) Citations:

(b) Remarks:

2. If the answer to the foregoing question is "Yes", is the Local Public Agency authorized to obtain a Title I "advance" for surveys and plans for an urban renewal project and to agree to repay such advance, with interest, out of any moneys which become available to the Local Public Agency for the undertaking of the urban renewal project involved? ☐ Yes ☐ No

Citations:

3. Does the Local Public Agency have the power to borrow money (other than advances as aforesaid) to carry out the urban renewal project:

(a) From the Federal Government under Title I of the above cited Federal law?

☐ Yes ☐ No

F. Financing Powers (Continued)

3. (b) From other sources?

☐ Yes ☐ No

(c) Citations:

4. Is the Local Public Agency authorized to provide reasonable security for the payment of the principal of and interest on its obligations evidencing any Title I loan which may be made to it with respect to the proposed urban renewal project?

☐ Yes ☐ No

(a) Citations:

(b) Remarks: (If the answer to the foregoing question is "Yes", describe the nature of the security)

5. Is the Local Public Agency authorized to pledge its loan rights under a Title I loan contract as security for the payment of the principal of and interest on obligations which it may sell to others than the Federal Government to finance the proposed urban renewal project?

☐ Yes ☐ No

(a) Citations:

(b) Remarks:

6. Does the Local Public Agency have the power to borrow money for the purpose of refunding any obligations it may issue to the Federal Government or to others in connection with the financing or refinancing of the proposed urban renewal project?

☐ Yes ☐ No

(a) Citations:

(b) Remarks:

7. Are there any constitutional, statutory, or charter limitations on the "debt" incurring powers of the Local Public Agency?

☐ Yes ☐ No

F. Financing Powers (Continued)

7. (a) Citations:

(b) Remarks, citing relevant judicial decisions:

8. Are there any constitutional, statutory, or charter limitations on the taxing powers of the Local Public Agency? ☐ Yes ☐ No

(a) Citations:

(b) Remarks, citing relevant judicial decisions:

G. Organization Transcript.

NOTE: The following is not applicable and should be disregarded if the Local Public Agency is a county, city, town, village, or other traditional type of local government or municipality.

1. Has the Local Public Agency heretofore submitted copies of its transcript of organization to the Urban Renewal Administration or its predecessor, the Division of Slum Clearance and Urban Redevelopment, or to a Regional Office of the Housing and Home Finance Agency, in connection with any project under the Title I program? ☐ Yes ☐ No
2. If the answer to the above question is "Yes", the remainder of this Section G is not applicable to the Local Public Agency and should be disregarded.
3. If the Local Public Agency is (a) a public housing authority or public housing agency, or (b) a redevelopment agency, a redevelopment commission, or other special type of redevelopment entity (and if the answer under Paragraph 1 above is "No"), submit herewith two copies of a transcript of the organization of the Local Public Agency.

Each copy of the transcript of organization should include one certified copy of each document necessary to evidence, under applicable State and local law, the proper establishment and organization of the Local Public Agency, the appointment and qualification of the members of the original governing body, the holding of the original organization meeting, the election or appointment of the original officers, and the adoption of by-laws or other procedural regulations. Illustrative of the type of documents required to be submitted are the following which under certain State and local laws are necessary for the preparation of the two transcripts of organization:

- (a) Two certified copies of extracts from the minutes of the meeting or meetings of the governing body of the Municipality or appropriate political subdivision at which the resolutions

G. Organization Transcript (Continued)

or ordinances authorizing the creation, designation, and organization of the Local Public Agency were considered and adopted, including, if appropriate, copies of notices of such meetings and waivers of and consents to such meetings;

- (b) Two certified copies of the certificate of necessity or certificate of incorporation or similar document issued by the State Housing Board or Commission, the State Corporation Commission, or other public body or official as may be required by applicable law;
- (c) Two certified copies of each certificate of appointment, by the mayor or other appropriate appointing officer of the Municipality, of each of the original members of the governing body of the Local Public Agency, with an appropriate certification that the said certificates of appointment are on file and of record in the office of the certifying officer;
- (d) Two certified copies of extracts from the minutes of the meeting or meetings of the governing body of the Municipality or other appropriate political subdivision at which the appointment of each of the original members of the governing body of the Local Public Agency was confirmed or approved, where such confirmation or approval is required by applicable law;
- (e) Two certified copies of the certificate of approval of the appointments of each of the original members of the governing body of the Local Public Agency issued by the State Housing Board, Commission, or similar public body, if required by applicable law;
- (f) Two certified copies of the oath of office or acceptance of appointment, if required by law, of each original appointee to the governing body of the Local Public Agency;
- (g) Two certified copies of extracts from the minutes of the organization meeting or meetings of the Local Public Agency at which the original by-laws and official seal were adopted, officers were elected, and other proceedings relating to the organization of the Local Public Agency were taken, including copies of notices of such meetings and of the waivers of and consent to such meetings;
- (h) Two certified copies of the by-laws of the Local Public Agency as originally adopted, if not included within the above-mentioned minutes of the organization meeting; and
- (i) Two certified copies of each amendment or change in the by-laws of the Local Public Agency to the date of the submission of the organization transcript, including certified extracts from the minutes of the proceedings of the governing body of the Local Public Agency and other documents, if any, necessary to evidence the proper adoption of any such amendments or changes.

OPINION OF COUNSEL

I, the undersigned, DO HEREBY CERTIFY that I am the duly appointed and acting attorney at law for the Local Public Agency named in the Application to which this opinion appertains; that I have been authorized to submit the foregoing Legal Information in behalf of said Local Public Agency; and that such Legal Information is true and correct to the best of my knowledge and information.

I have reviewed such Application, dated November 1967, and approved by the Local Public Agency on September 19, 1967 including particularly the data and information relating to (a) the size and character of the proposed urban renewal area, (b) the proposed project for which surveys and plans are to be prepared, (c) the activities to be undertaken by the Local Public Agency in surveying and planning the proposed project, and (d) the proposed method of financing the project.

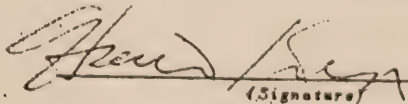
I am of the opinion that the Local Public Agency has been legally created and is a duly organized and acting public body having the legal power to undertake, finance, and carry out the surveying and planning work described in such Application for which it seeks an Advance of funds (or other Federal aid) under Title I of the Housing Act of 1949 as amended.

I am of the further opinion, on the basis of the data and information submitted in support of the Application, that the proposed urban renewal area is a slum, blighted, deteriorated, or deteriorating area within the meaning of such Federal law and that it meets the requirements of State law, particularly Section 17 of N.J. Redevelopment Agencies Law, for undertaking the proposed urban renewal project.

Dated this 24th day of Jan, 19 68.

HAROLD KRIEGER, ESQ.

(Type or Print Name)


(Signature)

921 Bergen Avenue, Jersey City, N.J.
(Address)

R-143 DOCUMENTATION IN SUPPORT OF CODES NO. R-141 and R-142

This data has been previously submitted.

R-144 RESOLUTION OF THE COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE FILING OF APPLICATION AND CERTIFICATION OF RECORDING OFFICER

The resolution of the Commissioners of the Jersey City Redevelopment Agency authorizing the filing of application and certificate of Recording Officer is included with this application.

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
UNDERTAKING OF SURVEYS AND PLANS AND THE FILING
OF AN APPLICATION FOR THE HAMILTON PARK URBAN
RENEWAL PROJECT.

WHEREAS, under Title I of the Housing Act of 1949, as amended (herein referred to as "Title I"), the Secretary of the Department of Housing and Urban Development is authorized to extend financial assistance to local public agencies in the elimination and prevention of the spread of their slums and urban blight through the planning and undertaking of urban renewal projects; and

WHEREAS, Title VI of the Civil Rights Act of 1964, and the regulations of the Department of Housing and Urban Development effectuating that Title, provide that no person shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination in the undertaking and carrying out of urban renewal projects assisted under Title I of the Housing Act of 1949, as amended; and

WHEREAS, it is desirable and in the public interest that the Jersey City Redevelopment Agency make surveys and prepare plans, presently estimated to cost approximately Four Hundred Seventy Six Thousand Six Hundred Seventy Seven Dollars (\$476,677.), in order to undertake and carry out an urban renewal project of the character contemplated by Section 110(c) of Title I, in that area proposed as an Urban Renewal Area, situated in the City of Jersey City, County of Hudson,

and State of New Jersey, which is described as follows:

Bounded generally on the north by the Erie Railroad and Second Street, on the east by Grove Street and Henderson Street, on the south by First Street and Sixth Street, and on the west by Erie Street, Jersey Avenue, Brunswick Street and the New Jersey Turnpike Extension.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY;

1. That the proposed Urban Renewal Area described above is a slum, blighted, deteriorated, or deteriorating area appropriate for an urban renewal project, and that the undertaking by the Jersey City Redevelopment Agency of surveys and plans for an urban renewal project of the character contemplated by Section 110(c) of Title I in the proposed Urban Renewal Area is hereby approved.

2. That the financial assistance available under Title I is needed to enable the Jersey City Redevelopment Agency to finance the planning and undertaking of the proposed project.

3. That it is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under Title I, including those relating to (a) the relocation of site occupants, (b) the provision of local grants-in-aid, and (c) the requirement that the locality present to the Secretary of the Department of Housing and Urban Development, as a prerequisite to approval of the application described below, a workable program for community improvement, as set forth in Section 101(c) of Title I, for utilizing appropriate public and private resources to eliminate and prevent the development or spread of slums and urban blight.

4. That the United States of America and the Secretary of the Department of Housing and Urban Development be, and they hereby are, assured of full compliance by the Jersey City Redevelopment Agency with regulations of the Department of Housing and Urban Development effectuating Title VI of the Civil Rights Act of 1964.

5. That it is the sense of this body (a) that a feasible method for the relocation of individuals and families displaced from the Urban Renewal Area, in conformity with the requirements of Title I, can be prepared, and (b) that local grants-in-aid can and will be provided in an amount which will be not less than one-third of the Net Project Cost of the Project and which, together with the Federal capital grant, will be generally equal to the difference between Gross Project Cost and the proceeds or value of project land sold, leased, or retained for use in accordance with the urban renewal plan.

6. That the filing of an application by the Jersey City Redevelopment Agency for an advance of funds from the United States of America in an amount not to exceed Four Hundred Seventy Six Thousand Six Hundred Seventy Seven Dollars (\$476,677.) for surveys and plans for an urban renewal project in the proposed Urban Renewal Area described above is hereby approved and that the Executive Director is hereby authorized and directed to execute and file such application with the Secretary of the Department of Housing and Urban Development, to provide such additional information and to furnish such documents as may be required by the Secretary, and to act as the authorized representative of the Jersey City Redevelopment Agency.

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies that:

1. He is the duly qualified and acting Secretary of the Jersey City Redevelopment Agency (hereinafter called the "Local Public Agency") and the custodian of the records of the Local Public Agency, including the minutes of the proceedings of the Board of Commissioners of the Jersey City Redevelopment Agency (hereinafter called the "Governing Body"); and is duly authorized to execute this certificate.

2. Attached hereto is a true and correct copy of a resolution including the WHEREAS clauses, adopted at a meeting of the Governing Body held on the 6th day of July, 1967, entitled:

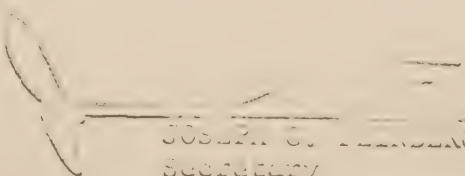
RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING
THE UNDERTAKING OF SURVEYS AND PLANS AND THE
FILING OF AN APPLICATION FOR THE HAMILTON PARK
URBAN RENEWAL PROJECT.

3. The resolution has been duly recorded in the minutes of the meeting and is now in full force and effect.

4. The meeting was duly convened and held in all respects in accordance with law and the bylaws of the Local Public Agency. To the extent required by law or the bylaws, due and proper notice of the meeting was given. A legal quorum of members of the Governing Body was present throughout the meeting, and a legally sufficient number of members of the Governing Body voted in the proper manner for the adoption of the resolution. All other requirements and proceedings under law, the bylaws, or otherwise, incident to the proper adoption of the resolution, including any publication, if required by law, have been duly fulfilled, carried out, and otherwise observed.

5. If a seal appears below, it constitutes the official seal of the Local Public Agency and was duly affixed by the undersigned at the time this certificate was signed. If no seal appears below, the Local Public Agency does not have and is not legally required to have an official seal.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this 30th day of November, 1967.


JOSEPH C. ROSENBERG
Secretary

(3112)

R-145 RESOLUTION OF THE COUNCIL OF THE CITY OF JERSEY CITY APPROVING
FILING OF APPLICATION AND RECOGNIZING CONDITIONS PROHIBITING
DISCRIMINATION

The Resolution of the Council of the City of Jersey City approving the filing
of the application and recognizing conditions prohibiting discrimination is
included with this application.

RESOLUTION OF THE MUNICIPAL COUNCIL OF THE
CITY OF JERSEY CITY APPROVING THE UNDERTAKING
OF SURVEYS AND PLANS FOR THE HAMILTON PARK
URBAN RENEWAL PROJECT AND THE FILING OF AN
APPLICATION

Councilmen Kopycinski &
~~xxxxxx~~ Peduto jointly OFFERED AND MOVED ADOPTION OF
THE FOLLOWING RESOLUTION:

WHEREAS, under Title I of the Housing Act of 1949, as amended (herein referred to as "Title I"), the Secretary of the Department of Housing and Urban Development is authorized to extend financial assistance to local public agencies in the elimination and prevention of the spread of their slums and urban blight through the planning and undertaking of urban renewal projects; and

WHEREAS, it is desirable and in the public interest that the Jersey City Redevelopment Agency make surveys and prepare plans, presently estimated to cost approximately four hundred seventy-six thousand, six hundred and seventy-seven dollars (\$476,677.00), in order to undertake and carry out an urban renewal project of the character contemplated by Section 110 (c) of Title I, in that area proposed as an Urban Renewal Area, situated in the City of Jersey City, County of Hudson, and State of New Jersey, which is described as follows:

Bounded generally on the north by the Erie Railroad; on the east by Grove Street and Henderson Street; on the south by First Street and Sixth Street; and on the west by the New Jersey Turnpike and Erie Street.

NOW, THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY:

1. That the proposed Urban Renewal Area described above is a renewal area appropriate for an urban renewal project and that the undertaking by the Jersey City Redevelopment Agency of surveys and plans for an urban renewal project of the character contemplated by Section 110 (c) of Title I in the proposed Urban Renewal Area is hereby approved.
2. That the financial assistance available under Title I is needed to enable the Jersey City Redevelopment Agency to finance the planning and undertaking of the proposed Project.
3. That it is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financed assistance under Title I, including those relating to (a) the relocation of site occupants, (b) the provision of local grants-in-aid, (c) the prohibition of discrimination because of race, color, creed, or national origin, and (d) the requirement that the locality present to the Secretary of the Department of Housing and Urban Development, as a prerequisite to approval of the application described below, a workable program for community improvement, as set forth in Section 101 (c) of Title I, for utilizing appropriate public and private resources to eliminate and prevent the development or spread of slums and urban blight.

JERSEY CITY REDEVELOPMENT AGENCY

RECEIVED

SEP 25 1967

4. That it is the sense of this body (a) that a feasible method for the relocation of individuals and families displaced from the Urban Renewal Area, in conformity with Title I, can be prepared, and (b) that the local grants-in-aid can and will be provided in an amount which will be not less than one-third of the Net Project Cost of the Project and which, together with the Federal capital grant, will be generally equal to the difference between Gross Project Cost and the proceeds or value of project land sold, leased, or retained for use in accordance with the urban renewal plan.

5. That the filing of an application by the Jersey City Redevelopment Agency for an advance of funds from the United States of America to enable it to defray the cost of the surveys and plans for an urban renewal project in the proposed Urban Renewal Area described above is hereby approved.

APPROVED AS TO SUBSTANCE

BY

Edw. L. Carr
Division of Planning
Office of the Mayor

CERTIFIED to be a true copy of
RESOLUTION adopted by the
Municipal Council of the City of
Jersey City at its meeting of

SEP 19 1957

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William P. Black
City Clerk.

LAND ACQUISITION POLICY STATEMENT

LAND ACQUISITION POLICY
STATEMENT BY THE
JERSEY CITY REDEVELOPMENT
AGENCY FOR THE HAMILTON
PARK URBAN RENEWAL AREA.

The Jersey City Redevelopment Agency in the acquisition of real property for the Hamilton Park Urban Renewal Area will:

1. Make every reasonable effort to acquire each property by negotiated purchase before instituting eminent domain proceedings against the property.
2. Not require any owner to surrender the right to possession of the property until the LPA pays, or causes to be paid to the owner (a) the agreed purchase price arrived at by the negotiation, (b) in any case where only the amount of the payment to the owner is in dispute, not less than 75 percent of the appraised fair value as approved by the LPA and concurred in by HUD.
3. Not require any person lawfully occupying property to surrender possession without at least 90 days written notice from the LPA of the date on which possession will be required.



Executive Director

November 30, 1967
Date

